Peter David Properties Ltd

Residential Sales and Lettings

85 Burn Road

Birchencliffe, Huddersfield, HD2 2EG

Price £125,000

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Entrance Hallway
Enter the property via a composite door into the hallway with a neutral carpet flowing throughout. Stairs rise to the first-floor accommodation. Access to the living room, kitchen/diner and groundfloor WC.

Ground floor WC
A ground floor WC with vinyl flooring. Comprising of: a WC, a wash basin and vanity unit.

Living Room
A stylish living room with a wood surround fireplace being the focal point. PVCu window with white wooden blinds to front aspect.

Kitchen/Diner
A large and modern kitchen/diner with vinyl flooring, matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: an electric oven, an induction hob with a stainless-steel splashback, an extractor and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. There are two free standing spaces, one with plumbing for a washing machine and ample space for a family dining table. PVCu patio doors lead out to the rear garden.

Landing
Access to all bedrooms and house bathroom. Benefitting from a large storage cupboard.

Master Bedroom
A large double bedroom with PVCu window to rear elevation.

Bedroom Two
A second double bedroom with PVCu window to front aspect.

Bedroom Three/Dressing Room
A single bedroom currently being utilised as a dressing room, having open fitted wardrobes and a dressing table. PVCu window to front elevation.

Bathroom
A partially tiled bathroom with vinyl flooring. Comprising of |a WC, a modern integrated wash basin with vanity unit and a bath with overhead electric shower and glass screen. PVCu privacy window to rear.

Exterior
To the rear of the property is a private and enclosed garden with a lawn and a stone paved patio. To the front of the property is a stone paved pathway, lawn and a gravelled area. To the side of the property there is parking for two cars.

SHARED OWNERSHIP
This property can be bought with 100% ownership as a FREEHOLD PROPERTY or as a shared ownership. The Shared ownership option can be discussed with our office on 01484 817299

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

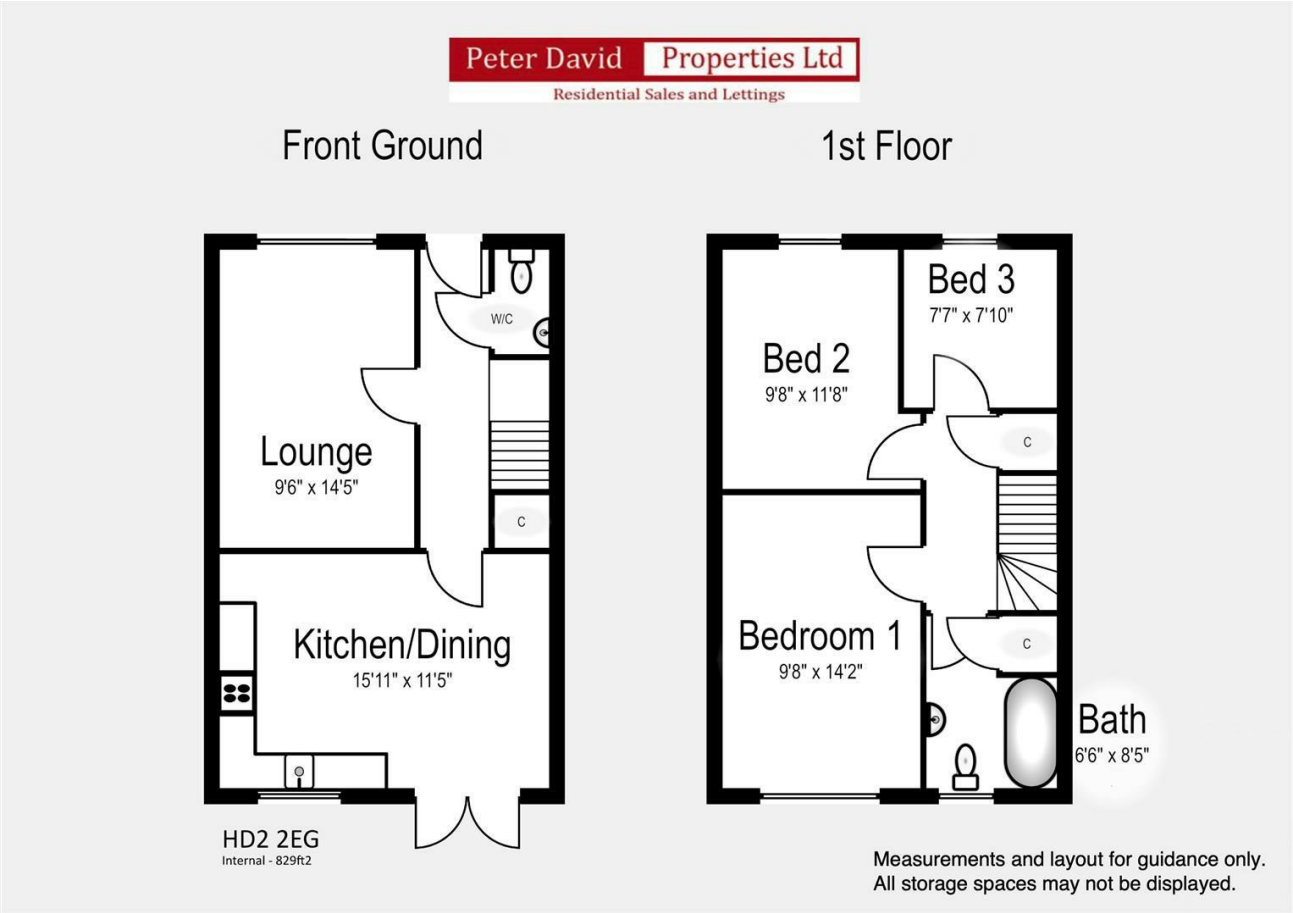
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

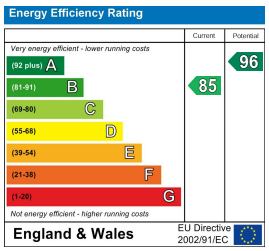
Floor Plan

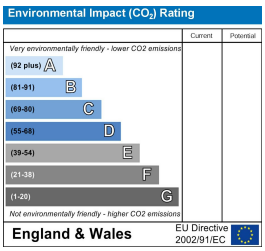


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk